

RESOLUTION OF THE
BOARD OF DIRECTORS OF THE
VILLAS METROPOLITAN DISTRICT
CONCERNING THE ADOPTION OF
RULES AND REGULATIONS

WHEREAS, the Villas Metropolitan District of Douglas County, State of Colorado (the "District"), is a duly organized and existing quasi-municipal corporation and political subdivision of the State of Colorado, existing and operating under and by virtue of the Constitution and laws of the State of Colorado, including but not limited to Parts 1 through 16 of Article 1 of Title 32, C.R.S., as amended (the "Special District Act"); and

WHEREAS, the District, pursuant to C.R.S. §32-1-1001(1)(f), may own and be responsible for the public use of property within the boundaries of the District, including road and street improvements, and may regulate the use of and access to the property it owns; and

WHEREAS, the Board of Directors of the District, pursuant to C.R.S. §32-1-1001(1)(g) is responsible for the management, control and supervision of the business and affairs of the District including the installation, operation and maintenance of District improvements; and

WHEREAS, the District may, pursuant to CRS §32-1-1001(1)(j), fix and from time to time increase or decrease fees, rates, tolls, penalties, or charges for services, programs, or facilities furnished by the District, which fees, rates, tolls, penalties or charges, until paid, shall constitute a perpetual lien on and against the property served, which lien may be foreclosed in the same manner as mechanics liens are foreclosed in Colorado; and

WHEREAS, the Board of Directors of the District, pursuant to C.R.S. §32-1-1001(1)(m), may adopt, amend, and enforce bylaws and rules and regulations for carrying on the business, objects, and affairs of the District; and

WHEREAS, the District, pursuant to C.R.S. § 32-1-1004(8) and its Service Plan, has the power to furnish covenant enforcement and design review services within the District as set forth in the Declaration of Covenants, Conditions and Restrictions of the Villas; and

WHEREAS, the Board of Directors of the District has determined that adoption of certain rules and regulations would be beneficial to the Villas community to provide additional guidance to residents regarding the use of streets and parking within the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Villas Metropolitan District of Douglas County, State of Colorado:

1. That in addition to the Residential Improvement Guidelines and Site Restrictions for the Villas Metro District (the “Guidelines”) and the Declaration of Covenants, Conditions and Restrictions of the Villas (the “Declaration”), the Board of Directors adopts the following additional rules and regulations:

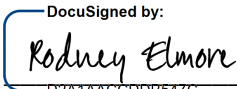
To supplement and clarify the provisions of Section 3.6 of the Declaration regarding Vehicular Parking Storage and Repairs, the Board of Directors specifies that vans, trucks, pick up trucks, buses and commercial conveyance vehicles over one (1) ton gross vehicle weight, which vehicles are ones not typically used as private passenger vehicles are deemed to be commercial vehicles and are not permitted to park or be stored on a Lot or on the street overnight. All vehicles (including cars, vans, sport utility vehicles (SUVs), crossovers, trucks, buses, and commercial conveyance vehicles) with commercial markings, advertising, logos, or signs, are deemed to be commercial vehicles and are also not permitted to be parked or stored on the street overnight.

Under the existing restriction, the temporary use of trucks or other commercial vehicles is permitted for construction and maintenance of property, the temporary use of trucks and commercial vehicles for household moving shall also be permitted.

2. These additional rules and regulations are intended to supplement the provisions of and be incorporated into the District’s governing documents. Violations may be enforced by the District in accordance with District policies.

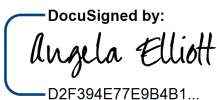
ADOPTED AND APPROVED this 7/16/2022 day of _____, 2022.

VILLAS METROPOLITAN DISTRICT

By: 

President

ATTEST:



Secretary